## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode

3/76-80 Sherbourne Road, Montmorency Vic 3094

#### Indicative selling price

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For the meaning of this	phice 3cc	consumer.vic.gov.au	/ under quoting

Single price \$657,500

#### Median sale price

Median price	\$843,500	Pro	perty Type Unit	t		Suburb	Montmorency
Period - From	01/07/2021	to	30/06/2022	Sou	urce	REIV	

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	2/19 Warwick Rd GREENSBOROUGH 3088	\$655,000	08/04/2022
2	9/44-48 Warwick Rd GREENSBOROUGH 3088	\$621,000	09/04/2022
3	4/69 Alexandra St GREENSBOROUGH 3088	\$617,000	19/03/2022

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

19/07/2022 09:33





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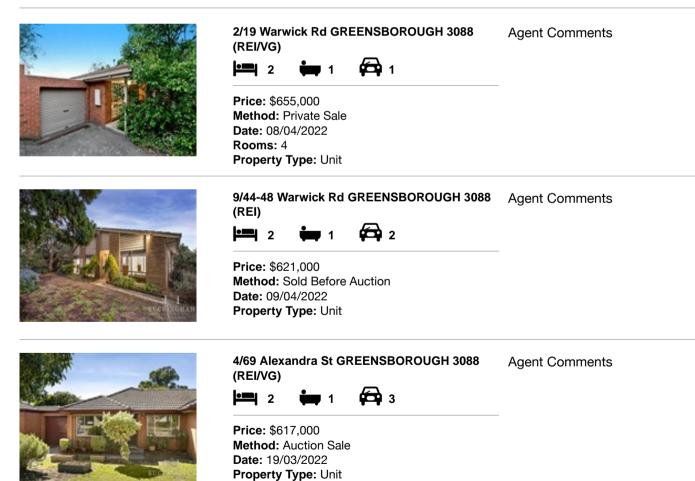




**Property Type:** Unit Agent Comments

Indicative Selling Price \$657,500 Median Unit Price Year ending June 2022: \$843,500

# **Comparable Properties**



Land Size: 180 sqm approx

### Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192





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